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July 18, 2012

*By Hand Delivery*

City of Rockville  
Department of Community Planning and  
Development Services  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: Pre-Application Meeting Submittal  
275 North Washington Street

Dear Ladies and Gentlemen:

On behalf the Applicant, Hungerford Retail II, LLC, we submit the enclosed Pre-Application Meeting Submittal ("PAM") and the accompanying Project Description and Scope of Work narrative.

The PAM proposes redevelopment of a portion of the former Giant site, known as 275 North Washington Street, with a mixed use commercial development. Consistent with the recommendations and goals of the Rockville Town Center Master Plan, the attached PAM site plan has ground floor retail uses fronting on the public streets, with office use above. Under the City of Rockville's Zoning Ordinance, a Level 1 Site Plan is required to implement the use, for which this PAM is a prerequisite.

Background and Existing Conditions. The property subject to the PAM is a portion of Lot 7, City Center, recorded as Plat Number 8694 in the Land Records of Montgomery County, Maryland (the "Property"). Zoned MXCD (Mixed Use Corridor District), the Property is currently improved with a surface parking lot serving the 28,216 square foot former Giant supermarket.

This PAM only applies to a portion of Lot 7; the Property is 0.97 acres in a rectangular configuration, approximately 275 feet in width (from North Washington Street) and 800 feet long (from the southern property line of Lot 7).<sup>1</sup>

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<sup>1</sup> The Property is not currently a Record Lot. Therefore, a preliminary plan of subdivision and plat will be filed concurrently with the Site Plan. The lot is being established to support the commercial uses, which are the only viable uses at this time. The success of the commercial redevelopment will, (continued...)

As shown on the attached area map, the Property is immediately surrounded by other commercial uses. To the immediate east is the residual Lot 7 parcel, which will remain a parking lot. The recently approved Walgreens store, a renovation of 430 Hungerford Drive (STP2012-00111), is located further to the east of the Property and includes a surface parking lot surrounding a 13,878 square foot one-story building. To the south of the Property is an office building, anchored by a drive-through bank, with a surface parking lot; however, the site has been approved for multi-family residential development by PDP2003-00006 and USE2005-00697 (these approvals remain valid as of the date of this PAM). A mixed use office/retail building and ancillary parking structure is located immediately to the north of the Property. North Washington Street borders the Property on the immediate west; and across the street is the Beall's Grant apartment community.

The development of this block in the 1960s suburban pattern created a series of easements that encumber the Property, as well as those properties to the east and north. Based on the proposed redevelopment and future conditions, certain easements (both public and private) will be, or have been, terminated.

Proposed Use. The Applicant proposes to construct a two story, approximately 37 foot tall, building. The architecture of the building has not been formalized at this stage, but will be consistent with the high-quality materials and details envisioned by the Master Plan and evidenced in the Town Square development.

The ground floor will consist of (1) an approximately 5,000 square foot bank branch at the corner of North Washington Street and the planned Dawson Avenue (described below) and (2) approximately 7,000 square feet of retail and/or restaurant uses to activate the street-front along North Washington Street.<sup>2</sup> A drive-through for the bank is located behind the new building. Offices will occupy the second floor of the building, approximately 12,000 square feet.

Both the office lobby and the entrance to the bank are located along North Washington Street, along with restaurant and other retail uses to further liven the streetscape.

Access to the Property is proposed via North Washington Street and the new Dawson Avenue. All of the existing curb cuts on North Washington Street will be closed and replaced with a single access

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(...continued)

the Applicant hopes, act as a catalyst to generate demand for additional redevelopment and allow for the comprehensive planning of the areas under the applicant's control north of Beall and subsequent implementation.

<sup>2</sup> The mix of retail to restaurant uses has not been finalized. In order to generate a conservative impact analysis, all of the retail was assumed to be restaurant, generating the maximum parking requirement and trip generation.

point near the southern property line. A second access is located along Dawson Avenue. The bank drive-through and the retail parking are accessed via the private driveway off of North Washington Street and exit via Dawson Avenue. In lieu of full construction of Dawson Avenue as a dead-end road, which is not permitted by city regulations, the Applicant intends to place the requisite right-of-way in reservation and construct a temporary private driveway within the reservation area to access the building until the road is fully constructed by the City.

Parking will be provided in a one-level parking structure below grade, with three surface parking spaces. In addition, public on-street parking is proposed along both North Washington Street and the new Dawson Avenue.<sup>3</sup>

At Site Plan, the Applicant will seek a reduction in the number of parking spaces otherwise required by the Zoning Ordinance. Specifically, the Zoning Ordinance requires up to 228 parking spaces, but only 43 are proposed. This may be refined at Site Plan as the restaurant uses (the driver of the parking needs) are planned in detail. In addition to generally encouraging transit use by limiting the available parking, the reduction meets the requirements of Section 25.16.03(f): (1) there are three bus routes in the immediate vicinity of the Property, (2) a parking facility is available within 1,000 feet of the Property, and (3) the shared uses (office and retail/restaurant) would otherwise support the proposed parking.

Zoning Ordinance Standards. As stated above, the Property is zoned MXCD, in which all the proposed uses are permitted by right. The proposed project will meet all the development standards of the zone as set forth in Section 25.13.05(b)(1) and exceeds the required public use space requirements. In addition, the proposed development will meet the Rockville Town Center Design Standards.

At Site Plan, the Applicant will provide details to demonstrate compliance with Section 25.13.06, Additional Design Guidelines. With respect to the Special Regulations for the MXCD Zone set forth in Section 25.13.07(b), the proposed site plan meets all relevant guidelines, as well, and will be detailed at Site Plan.

Finally, a portion of the Property encompasses the existing Giant building and, therefore, the building will be demolished as part of the subject Site Plan. The Zoning Ordinance requires that prior to demolition of any existing buildings, an evaluation of the historic significance of those buildings is required by either the Historic District Commission ("HDC") or its Staff. The former Giant building is not yet 50 years old and, therefore, does not meet the threshold requirement for HDC review and City Staff has confirmed that the building has no historic significance.

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<sup>3</sup> Because Dawson Avenue will not be constructed in the immediate future, additional parking is proposed within the right-of-way until the road is constructed in its final configuration.

Adequate Public Facilities. The Property is served by public water and sewer, as well as existing utilities. The Comprehensive Transportation Review Scoping Intake form concludes that the redevelopment will have a minimal impact on the transportation network.

Master Plan Compliance. The Rockville Town Center Master Plan, adopted in 2001, recommends "Mixed Use – Preferred Residential" for the overall lot. The development on the Property consists of a mix of retail and office uses.<sup>4</sup> Additionally, the Master Plan establishes a new street grid for the block encompassing the Property, including the extension of Dawson Avenue.

The Master Plan makes other "block-wide" recommendations for the area surrounding the Property and the Property has been designed to accommodate those features when they are developed on adjoining properties.

At Site Plan, the project will also demonstrate compliance with the Rockville Town Center Design Guidelines.

Thank you for your attention to this matter. Please contact me if you need any additional information.

Very truly yours,



Erica A. Leatham

EAL/ek  
Attachments

cc: Tony Greenberg  
Daniel S. Outen  
Sam Stiebel  
Ines E. Vega  
David W. Kitchens  
Edward Papazian

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<sup>4</sup> The "Preferred Residential" distinction is meant to differentiate this area from that fronting Rockville Pike, which was to have an emphasis on office, but such a preference does not preclude commercial uses on the Property, particularly given its size and other previously approved residential subjects nearby.